



Stour Close, Petersfield

Offers Over £650,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Stour Close, Petersfield

Situated in the popular Rivers development, a short walk into the town centre, is this beautifully cared for, four bedroom detached house with garage. The property is nicely lit with natural light throughout, further emphasised by the neutral décor and modern design. With a wonderfully large front garden and garage the plot sits quaintly tucked away in the corner of this cul-de-sac.

On entering, light floods through the hallway, leading to a front aspect living room with bay window, overlooking established shrubs and flowerbeds. The dining room over looks the rear and is bright and cheery with French doors leading to garden and patio area. The kitchen is modern with fitted wall and floor units and leads through to a handy utility space. A cloakroom completes the downstairs accommodation.

A large window floods the area with light as you ascend the stairs and landing, in turn giving way to four well presented bedrooms, en-suite to master and wardrobes are included in all bedrooms. A family bathroom completes the upstairs accommodation.

The rear garden is secluded and enclosed with established and well maintained for flowerbeds. The patio area runs the length of the rear and there is side access to the utility from the garden and access to garage from rear.

Viewing is definitely advised in order to avoid disappointment.

Council Tax Band – E
EPC - C



Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

Local authority

East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

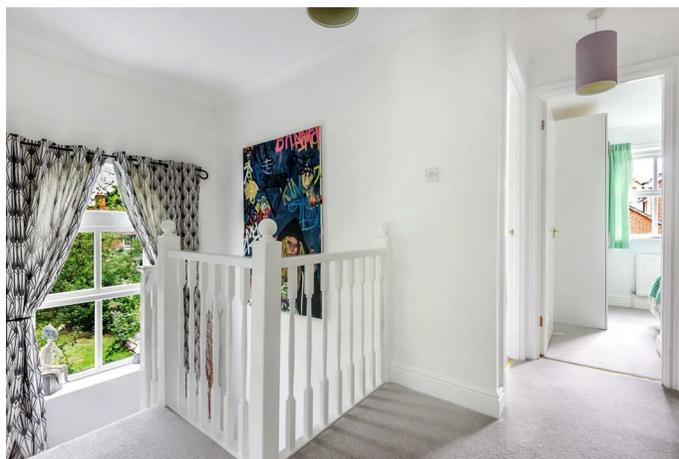
Additional Information

All main services

Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



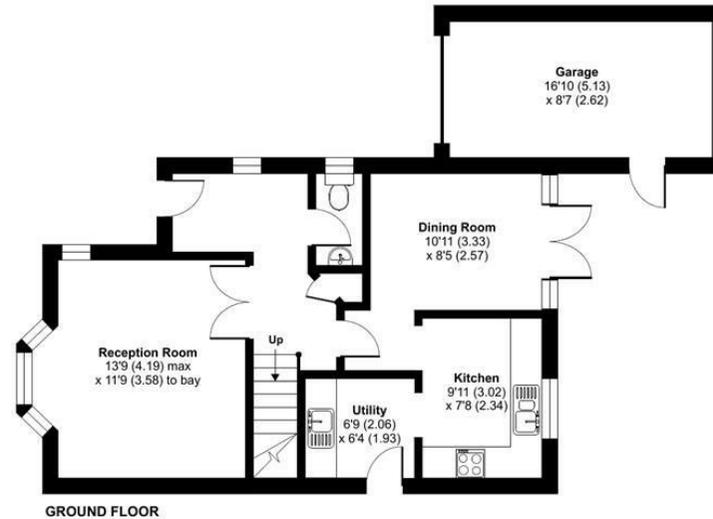
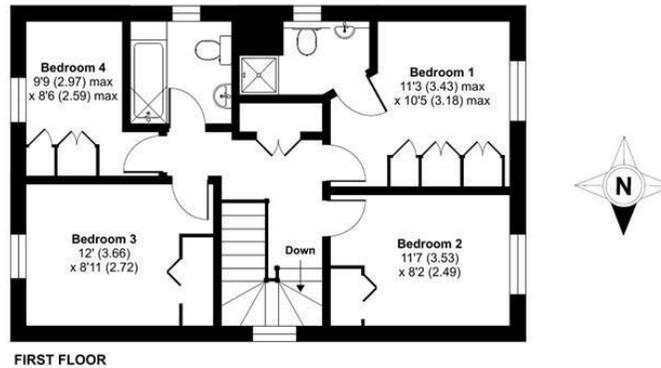
Stour Close, Petersfield, GU31

Approximate Area = 1160 sq ft / 107.8 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1305 sq ft / 121.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Williams of Petersfield. REF: 875330

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